



INSIDE



Emaar showcases the Burj Dubai



Exciting times for Saraya Holdings



Dubailand - Bigger than Dubai itself



In the swing for Cityscape

Sheikh Mohammed opens Cityscape

Cityscape 2005 was formally opened by H.H. General Sheikh Mohammed bin Rashid Al Maktoum, Crown Prince of Dubai and UAE Minister of Defence.

It is the first time that Sheikh Mohammed has opened the show, a tribute to the growing scale and significance of the event, according to Franck Dailles, Cityscape Project Director.

"It shows simply the great advance that Cityscape has taken and the stature that it has achieved," he said.

"Cityscape has grown in terms of its regional participation and also internationally, offering a unique opportunity to see the outstanding projects from the Middle East and from around the world under one roof. It has become an unmissable opportunity for top



Sheikh Mohammed officially opens Cityscape 2005.

industry professionals to network, build new partnerships and do business at the highest level."

Sheikh Mohammed did an extended

tour of the Cityscape exhibition, expressing an interest not just in the many projects planned or underway in Dubai, but throughout the world.

"I think he was very interested not just in the Dubai stands but the fact that we have many pavilions representing cities around the world," said Dailles.

He added: "Cityscape has become a unique platform for real estate professionals. It is the only place in the Middle East where in three days each year you can tour the world in property terms."

During his tour, Sheikh Mohammed spoke with Steve Forbes, President and Chief Executive Officer of Forbes and Editor-in-Chief of Forbes magazine, one of the many VIPs at Cityscape.

Forbes, a VIP guest of Dar Al-Arkan Real Estate Development, said: "Dubai has now joined the ranks of Hong Kong, Shanghai and other rapidly-growing areas. It is demonstrating enormous growth.

"The changes take one's breath away. It is my third visit here and I always come away very impressed. Dubai's growth prospects seem truly unlimited."

Before departing, Sheikh Mohammed was asked by reporters if he thought that the wealth of projects underway in Dubai was leading towards a saturation of the market. Sheikh Mohammed replied: "It is only the beginning."



Winners all: The winners from a glittering night of awards at the Cityscape Architectural Awards presentation are pictured after receiving their prizes at the Jumeirah Beach Hotel.

A full run down of all the winners and their projects can be found on pages four and five.



Building a World of Possibilities

Please visit our stand, number 6221, Hall 6

In complete control

How can you view a property that has not been built yet? That's the quandary that faced Amlaki FZ LLC in trying to find a marketing solution for clients selling property off-plan.

"Virtual tours are all very well, explained Jean-Paul Tarud-Kuborn, marketing manager, but until now they have led the viewer through a movie rather than letting them explore for themselves."

For the first time, at Cityscape, visitors will be able to witness what Mr Tarud-Kaborn describes as the world's first interactive walk-through that gives the viewer complete control, and from a realistic perspective.

"Buying off-plan is very difficult so this tool will give viewers a truly realistic idea of the look and feel of a property, from finishes to flooring and lighting. Viewers can choose where they 'walk' as well as look up, down and around on the virtual tour, giving them total control."

Mr Tarud-Kaborn is understandably proud of the company's latest creation which comes on the heels of a prestigious award for the first online tou they created for the Jumeirah Beach Residence.

"We were proud of that," he said, "but this new product is much more advanced. It's never been done before and we are now working on developing it further for other applications."

● Visit Amlaki on stand 5211.

Transforming Beirut

Solidere (The Lebanese Company for Development and Reconstruction of Beirut) is at Cityscape 2005 with a top-level delegation as it prepares to unveil details of the second phase of the regeneration of Beirut.

The 21-strong delegation will be on hand to update delegates on opportunities in the Beirut redevelopment programme and about the next phase of work.

In the next 10 years, redevelopment work will continue focused on the Martyrs Square axis and the New Waterfront District, including development of the Eastern Marina.

Other real estate projects will complete the redevelopment of the traditional city centre, including the Saifi and Wadi Abou neighbourhoods, and the hotel district.

Sheikh Mohammed stops off during his tour of the halls to view Emaar's impressive model of the Burj Dubai.



World's tallest tower "is no tall story"

The Burj Dubai – destined to become the world's tallest tower – is taking shape, having reached ten levels and is on target for completion in 2008.

That was the message from Mark Amirault, Emaar's Senior Director for International Development, who gave delegates an update on the Burj Dubai at the Cityscape conference yesterday.

"Anyone who came to Cityscape last

year may have thought this project was a joke," he said. "This year they will be visiting the site and it will prove that when Emaar says it will build something, it will build it.

"If they had any doubts then hopefully we will prove them wrong. They will see the (Burj Dubai) tower at ten floors and they will see the Business Hub. They will see the master plan taking shape."

The tallest tower has also generated the biggest talking point: just how tall will it be?

Amirault will only say that the design team has "gone well beyond" the originally quoted 705 metres, though the reasons are essentially aesthetic.

"It was a design issue. We did not add any more floors. As you look at the design, it has a sense of acceleration so what we have done is make it more and more slender in order to achieve that effect."

Though Amirault talked in his presentation about engineering issues such as piling and concrete thicknesses, he doubts whether a smart engineer would be able to calculate the final height of the tower. "Wind is really the issue and the foundations are more of an anchor than for distributing the load."

Amirault said that the Burj Dubai would feature the first Armani-branded

5-star hotel located on the ground floor, along with a restaurant area and huge gymnasium and spa complex. Class A office accommodation will also be found on the lower floors.

The apartments range from studios to four-bedrooms, with nearly those that have gone on the market already sold, he said.

Every 30-35 floors there will be three dedicated "mechanical" floors to house air-conditioning equipment, water pumps and lift machinery.

Floors from 112 to 158 will comprise corporate suites complete with observation galleries where the tenants will be able to configure them as they please.

"On top of the world" will be Emaar itself which will reserve the top two floors as its own offices.

The Burj Dubai is the focal point of a master plan that includes the Dubai Mall (it will be the world's biggest), the Business Hub and residential and commercial towers.

Emaar is billing the zone "the most prestigious square kilometer on earth" and it is no idle boast, said Amirault.

"We looked at all the great cities of the world such as Paris, London and New York and we have tried to combine the best elements from each."

● Solidere can be found on stand 711.

Unique development heads exciting times

There are exciting times ahead for Saraya Holdings as it arrives at Cityscape 2005 showcasing its impressive Saraya Aqaba project.

And the company is also highlighting Saraya Islands in Ras Al Khaimah, as well as a new project, Saraya Dead Sea.

Indeed it was announced only this week that Saraya, the RAK Government and Arab Bank had signed an agreement to create Saraya Islands, a US\$500 million project along the Arabian Gulf Coastline.

Mr Ali Kolghassi, vice chairman and CEO of Saraya said: "Cityscape is a very important opportunity for real estate companies to present their projects. As well as showcasing to this region we can also be sure to reach an international market."

Saraya is partnering with Asteco in the Saraya Aqaba project and Jerry Oates Asteco commercial director said: "This is a unique development in that we are listening to the people who are willing to put down deposits on property and creating the property and development they want. As far as we are aware this is the first time people buying property can have a major say in what they get"

The Saraya Aqaba project will include five 5-star hotels, 500 apartments, 90 to 100 town houses and 10 villas and the final master plan for the project will be announced in January of next year.

● Saraya Holdings can be found on stand 721.

Ali Kolghassi Saraya vice chairman and CEO is pictured with a model of the Saraya Aqaba development.



NEWS IN BRIEF

5-star opportunity in Suranim

A chance to invest in Suranim's first 5-star hotel and golf resort is being offered at Cityscape.

Developers Capital Contacts International have acquired the land and are seeking \$11.9 million in investments to build the luxury hotel and golf course.

The development is a private/public partnership with the government of the South American country committed to investing in the related infrastructure

"Tourism is booming in Suranim at the moment and at the moment there is no 5-star resort, so as a new entry you will not be competing with a lot of others," said Capital Managing Director Ryan Tewari.

Tourism is set to advance further next year when the government of the country liberalises air travel. "The country is already a popular eco-tourism destination and from next year we believe tourism will really take off."

Tewari said that he chose Cityscape to launch the investment drive as the event has become a major international forum for investment. "It is not any more just about investment in this region." Tewari can be contacted on +31 653 999 908.

Dubai the place to be

"For international companies operating in the Middle East, Dubai is the essential place to be," says Yehia El Nowaiem, marketing consultant for Akar Properties who are showcasing The BayGate, part of Dubai's Business Bay project.

"Cityscape is the ideal way to promote Dubai as a strategic business hub and demonstrate the benefits of The BayGate at the same time."

Covering 64 million square feet, the Business Bay will extend from Ras Al Khor to Sheikh Zayed Road. At its entrance, The BayGate – due for completion in 2007 – will offer 40 stories of commercial space incorporating car parking, private gardens, a gymnasium, temperature controlled swimming pool, conference-ready boardrooms and cafes.

"There is a big shortage of office space in Dubai," added Nowaiem. "As more and more international companies set up here each day, it is vital to be able to offer them quality business accommodation."

Amjad aims for twelve-month Mecca goal

In less than a year, Saudi developer Amjad will own around 50 per cent of hotels in Mecca, Tariq Al-Hammad, general manager told Cityscape Daily news.

The company's 2,400-room, eight hotel development, to be managed by Meridien, will provide much-needed accommodation for pilgrims to the holy mosque, he added.

In addition, Amjad is introducing a time-share based concept that will enable individuals and companies to own their

hotel room for one week a year over 25-years.

"It's an idea similar to time-share," explained Al-Hammad, "but with some modifications. We won't operate a points system but owners can 'borrow' a week from the following year if they need the room for two weeks in one year."

Tour operators will also be able to own rooms, avoiding rising costs in tourist accommodation. If the rooms are not

occupied then Meridien will lease them out.

Already built with interior design in progress is Amjad's innovative Bushra Ladies Mall – Bushra means 'good news' – designed and outfitted exclusively for women.

"We wanted to create somewhere that ladies did not have to cover up and where they could enjoy shopping, eating and leisure facilities in comfort. The mall is completely enclosed with atrium window," said Al-Hammad.

Bringing the past into the present day

The past was brought to the present on the Tanmiyat Group stand where the first theme park of its kind in Dubai was attracting interest.

Combining theme park, shopping centre and hotels with residential complex, Living Legends is billed as a major leisure hub with a range of attractions that 'will cast their spell over visitors'.

Key to the development, said Ahmad Zaghari, financial advisor, is the unique concept of a temperature-controlled theme park where visitors and residents alike can enjoy year-round-

entertainment. Combining three specific areas – Legends of Arabia, Legends of Nature and legends of the World – as well as sports and water facilities - the park will include a prehistoric safari ride, an 'unrivalled' roller coaster ride and an 'adventure through the mysteries of the world'.

Four individually-themed hotels will provide visitors with accommodation whether their choice is the 50-story, five-star Legends Tower, exotic Arabia, a Medieval Castle or the Caribbean. Leisure Village, complete with retail and dining outlets, will complete the experience.

Adjacent to the theme parks will be a development of residential villas and apartments set in lush green surroundings including a nine-hole golf course.

"Our edge on this development is that it is not overcrowded and every residence overlooks green space," said Zaghari. "It is an exclusive development owned by Tanmiyat in partnership with Gulf Finance, a strong team that unites the foremost marketer of real estate in the Middle East with experience and financial strength."

● Learn more about Living Legends on stand 591.



Winners emerge from

Cityscape got off to a glittering start last night when the Cityscape Architectural Review Awards winners were announced at a gala dinner. The dinner, held at the Jumeirah Beach Hotel, was the culmination of months of work by the judges who last night named the sixteen winners.

Under the banner Design for an Emerging World, the awards are aimed at recognising and promoting excellence in architecture and design from the Middle East, Africa, Central and Eastern Asia, Australasia (excluding Japan and Australia) and South America.

The judges were: Peter Davey OBE, Editorial Director of Architectural Review; Dr Fathi Rifki, Dean of Architecture at the American University of Sharjah, UAE; Ken Yeang, architect with TR Hamzah and Young, Malaysia; Raj Rewal, architect from India; and Dr Suha Ozkan, Secretary General, the Aga Khan Award for Architecture, Switzerland.

Among the criteria adopted by the jury were recognition of the environment, sympathy with specific site and culture, and creation and imagination.

The winners were:

Residential Built – Joint winner

Vineyard House, Victoria, Australia
Winner – John Wardle of John Wardle Pty. Ltd

Set within a large vineyard, this residence translates a move from city to country. The residence is constructed from rammed earth and exposed raw timbers. The client's viticultural activities predated their decision to move from Melbourne to live on this site. Explorations were directed by an understanding of alignment between the existing industry on the site and their habitation.



Gilstead Brooks, Gilstead, Singapore
Winner – Richard Wollaston Hassell of Woha Design Pte. Ltd

This project investigates the possibilities of high-density, low-rise communities in the tropics. Some 28 affordable houses are created on the site of two old suburban houses. Communal recreational facilities are intensively developed between houses that offer both privacy and spatial flow. Environmental filters are used to permit both cross-ventilation and privacy. The design successfully achieves the aims of creating elegant, naturally ventilated small homes in a contemporary garden environment.



Commercial/ Mixed Use Future



Doha Souks, Doha, Qatar
Winner – Nabil Gholam of Nabil Gholam Architecture & Planning

The Doha Souk is a modern mall reinterpretation of a traditional khan-like souk typology. It is organised around a freed-up central space that is lushly landscaped and is designed as a main part of the eco-friendly air conditioning system of the project. The project creates a unique internal setting that encourages work, shopping and leisure without making any concessions to the natural or social environments.

Leisure/Hotels Built

ESO Hotel, Cerro Paranal, Chile
Winner – Fritz Auer of Auer & Weber Architekten

The European Southern Observatory (ESO) operates the Very Large Telescope on the Cerro Paranal, a mountain in the northern part of the Atacama Desert in Chile. The VLT is the world's most powerful earth-based telescope. Beneath the summit lies the hotel for the ESO scientists and engineers who work here on a roster system. The hotel complex fits snugly into an existing depression in the ground acting as a support wall. The emphasis on reflecting nature sets the hotel in direct and deliberate contrast to the high-tech telescope complex atop Cerro Paranal's summit.



Residential Future

Doha Gardens Al Khobar, Saudi Arabia
Winner – Nabil Gholam of Nabil Gholam Architecture & Planning

The programme consists of 188 apartment units in six general typologies, served by communal amenities: ground level garden flats, affordable simplexes, maisonette style duplexes, luxurious courtyards and penthouse duplexes. The project adopts the required 'Islamic' identity through subtle re-interpretation of cultural specifications of the urban, architectural and functional realms. The projects succeeds in creating a model for a sustainable, socio-cultural, climatically and historical contextual development, exportable and adaptable to many other sites across the Islamic Gulf.



Leisure/Hotels Future

Acropolis Universe Resort, Dubai, UAE
Winner – Stefan Behnisch of Behnisch Architekten

The Acropolis Universe Resort park concept combines elements of a typical theme park with digital interactive games and activities, and galleries where toy manufacturers will display their range of products. The emphasis of the project is on providing a leisure park for families, and particularly children. Beyond this the park will foster a new perception and understanding of nature and its laws. The visitors will be able to experience the influence of the sun, wind, and other factors of local climate conditions. The park will be a positive example of what can be achieved today when a sustainable design approach is chosen.



Commercial/Mixed Use Built

Corporate Office, Bangalore, India
Winner – Nisha Mathew Ghosh of Mathew & Ghosh Architects

This is a building that attempts to work around the idea of splicing the self-contained urban box with light wedges that functionally divide the block into three independent segments. Each bay has been designed as structurally self-contained, allowing continuous expanses of glass. Within this urban box there is a private realm that opens itself to the outside selectively and as the clouds go by, the inside of the building takes innumerable nuances of sunlight in all its shades of colour.



Final record award entries

Community Built – Joint Winner

Square Four Public Garden, Beirut, Lebanon

Winner – Vladimir Djurovic of Vladimir Djurovic Landscape Architecture

Inspired by the existence of historic ficus trees that have withstood the test of time and witnessed all that has passed before them, the concept begins to unfold itself. The composition revolved around framing two central trees that embrace, protect, and narrate the entire concept of this public garden. The intent is to provide people with an intimate and memorable space in which, even if for a moment, one can be in the middle of it all, yet at the same time escape away from it all.



Istanbul Modern, Istanbul, Turkey

Winner – Melkan and Murat Gursel of Tabanlıoğlu Architecture and Consulting

Istanbul Modern is the city's first museum of contemporary art. Located on the banks of the Bosphorus, the gallery has been converted from a 1960 former Port Authority warehouse by Tabanlıoğlu. Its exterior is a forbidding, rectilinear, grey concrete slab. Inside, its two huge galleries, each of 4,000 square metres, retain an industrial feel. It has been divided into smaller spaces by suspended screens that appear to float just above the floor, so creating a neutral ground that strives to complement the art work.



Transport Built

Western Transportation Terminal, Putrajaya, Malaysia

Winner – David Mirzan Hashim of Veritas Architects Sdn. Bhd

Designed as an integrated transportation hub that brings together multiple modes of public transport under one roof, the Western Transportation Terminal serves as the gateway to Putrajaya, the new administrative capital of Malaysia. The terminal complex includes the Putrajaya station for the high-speed airport express shuttle train, a local monorail station, commuter and local bus terminal and taxi station.



Community Future – no winner – 2 short-listed

SIEEB - Tsinghua University, Beijing – China

Short-listed – Mario Cucinella of Mario Cucinella Architects sri

The SIEEB project is the result of co-operation between the Ministry for Environment and Territory of the Republic of Italy and the Ministry of Science and Technology of the Peoples Republic of China. It is regarded as a platform to develop bilateral, long-term co-operation in the environment and energy fields, and also a model case for showing the CO₂ emission reduction potential in the building sector in China. The SIEEB building shape derives from analysis of the site and of the specific climatic conditions of Beijing. The building optimises the need for solar energy in winter and for solar protection in summer.

Tetrahedron, Astana, Kazakhstan

Short-listed – Melkan and Murat Gursel of Tabanlıoğlu Architecture & Consulting

The facets of the Tetrahedron should be like a jewel from the Orient. Metal facades change colour according to the light of the day and of the season. Inside the building is the new social and cultural centre of Astana – a "meeting point". It combines conference facilities, a museum, library, university, retail outlets, restaurant and café bars.

Transport Future

Galataport, Istanbul, Turkey

Winner – Melkan and Murat Gursel of Tabanlıoğlu Architecture & Consulting

Located at a crucial point in Istanbul, and having survived many centuries as the sea gate to Istanbul, the Galata Port will acquire different functions under the new project, and will add a new value to Istanbul as a centre of culture, tourism and commerce. The architectural design undertakes the functions that will provide commercial income for those sections of the 1.2km shoreline, which remains outside the customs zone.



SPECIAL AWARDS

Environment

Ministry of Tourism, Riyadh, Saudi Arabia

Winner – Mario Cucinella of Mario Cucinella Architects sri

This project combines ideas taken from climatic design and traditional Middle Eastern art and architecture. The building is 'deep plan' to maximise the occupation of the site area. The floor plate is pierced by a series of gardens and towers that bring fresh air and natural light down into the building's plan. A strong façade faces the street, protecting a lush garden within. The hidden garden is like an oasis providing a protected natural environment and a microclimate for the office workers.

Islamic Architecture

Al Hasani Madrasa & Mosque, Old Damascus, Syria
Winner – Wael Samhouri of Wael Samhouri Architects

The Madrasa and Mosque of Sheikh Badr al-Din al-Hasani in Damascus is an international institution of higher education for religious scholars and preachers. It is located on the southern edge of the historic centre of the city. A tall, elegant, white building with an intricate play of openings plus a domed cube and a slender minaret to the side, the madrasa is faithful both to its modernistic impulses and historic references.



Master Planning

Dubai Light Rail Project, Dubai, UAE
Winner – Chris Williamson of Weston Williamson Architects

For visitors and residents of Dubai the LRT should appear as an icon of the modern city whether they are regular or occasional users of the new transport system. The stations, bridges and viaducts are designed with the construction process in mind so that they will be beautifully crafted to make a stylish contribution to the international reputation of Dubai as one of the world's leading cities.





There's plenty to see on the busy Dubailand stand.

Bigger than Dubai

"Bigger than Dubai itself," is how Shaiyar Salim, assistant manager special projects describes the three billion square foot Dubailand – believed to be the most ambitious tourism, leisure and entertainment destination ever created.

More than 80 per cent of Dubailand phase one has already been sold to major investors, each of whom are creating massive projects of their own. And there's much more to come.

Plans already include the massive Sports City, the world's largest indoor ski-dome, a downtown area with the largest mall in the world, an autodrome to host international motor sport events and the Middle East's largest water park.

Divided into five major areas – each a mega project in its own right – Dubailand will feature Attractions & Experience

World, made up of theme and water parks; Sports & Outdoor World, with a broad mix of sporting venues; Eco-tourism World, a series of nature and desert-based attractions and parks; Themed Leisure & Vacation World, with residences, hotels and wellness retreats; and Downtown, Retail & Entertainment World, bringing together a mix of shopping, cuisine and entertainment with the Mall of Arabia as its star attraction.

Salim believes there is space for another 30 projects to sign up, provided investors can come up with good ideas.

"We are the master developers," he said of Dubailand, a subsidiary of Dubai Holding. "Individual investors can come to us with ideas and if they are good, we will work with them to bring them to fruition."

When complete in 2010, Dubailand is expected to attract 15 million visitors a year from within a three-hour flight radius of Dubai. At peak times it is projected to welcome 200,000 visitors a day. Access will be by an 8km ring road which has already been built.

All that and residential facilities beside, says Salim, will, over the next 12 years, make a significant contribution towards transforming Dubai.

"Dubailand is a city in itself. Theme parks, residential areas, snow mountains, hospitals, community centres – when you think of the number of people who will come here plus the number of expats who continue to flock to Dubai as a place to live, this project is going to be the biggest ever seen."

● See more of Dubailand on stand 6511.

Challenging projects on show

Mark Young, general manager of wa international, is hoping for good things from Cityscape 2005.

"If it's anything like last year, it'll be great," he told Cityscape Daily News.

The hotel interior design company is using the show to demonstrate the broad range of designs it now offers the international hotel market.

"We normally show at the Arabian Travel Market but Cityscape has so many major industry figures, plus developers with mixed-use projects that involve hotels, we had to be here," said Young.

Among the projects the company is showcasing, wa has designed interiors for the Al Maha Desert Resort, JW Marriot, Sheraton and the Sofitel and Movenpick hotels at the Jumeirah Beach Residence in Dubai alone.

Further afield, their projects reach into Karachi, London, Bahrain and Doha as well as one of seven towers at ZamZam, the biggest Sofitel in the world at the gateway to Mecca.

"Every project is a challenge," said Young, "especially in this region where everyone is looking for something special.

"Design is an important part of a developer's investment and these days there are great opportunities to do something different."

● Visit wa international on stand 6401.

Hoping to expand client base

First time exhibitors Omnix International will be hoping this year's Cityscape exhibition will further expand its ever growing client base across the Middle East.

Using Cad technology Omnix provides its clients with a whole host of virtual reality projects that allows clients to see what their spectacular designs will actually look like long before they ever become bricks and mortar. And a visit to the Omnix stand (5861) will

allow you to view first hand some of the highly technical presentations they have already put together.

Bhaskar, CAD Field Consultant for Omnix, told Cityscape Daily News: "I am looking forward to this year's show as it is the first time we've been here exhibiting.

"Our ultimate aim is to increase our client base, and having experienced this exhibition last year, I feel confident we can achieve this."

Press Conference Information

The following press conferences are scheduled at Cityscape 2005 today (Sunday):

- 10.00 Nakheel – *Al Wasl Room*
- 11.00 Gulf Finance House – *Al Wasl Room*
- 12.00 Osus – *Al Wasl Room*
- 13.00 Al Hanoo Holding – *Al Wasl Room*
- 14.00 Pearl Qatar – *Al Wasl Room*

Triple boost for Al Areen development

Al Areen Holding Company announced yesterday three key deals with investors from the UAE, Bahrain and Kuwait.

The US\$750 million Al Areen development, currently under development in Bahrain, has already crossed many milestones, but yesterday was a major step forward for the project.

Leading UAE-based construction firm Al Hamad Construction and Development has acquired a large plot within the development to build a five-star resort hotel over more than 50,000 square metres.

Gulf Finance House Commercial Bank, the wholly owned subsidiary of Gulf Finance House, the driving spirit behind the Al Areen project, also announced it has acquired a land parcel on which it will develop the Oryx Hills development.

The third investor is the Kuwait based Gulf Holding Company, jointly acquired by Bayan Investment Company and Gulf Finance House, which has taken more than 260,000 square metres at the development – the Al Areen downtown land parcel.

Speaking at Cityscape yesterday, Mr Esam Janahi, vice chairman of Al Areen Holding company, said: "This increased interest is quite evident in the rising number of partners and investors that have committed to the project. All of them are leading entities in their own right, reflecting the total confidence in the vision of Al Areen."

Mr Nashat Sahawneh, chairman of the Al Hamad company, added: "This acquisition will add significantly to Al Hamad's portfolio of offerings, while enabling it to participate in yet another

landmark project in Bahrain."

Mr Faisal Al-Mutawa, chairman and managing director of Bayan Investment Company, said: "Our decision to invest in Al Areen is based on our confidence in the integrated project's long-term potential in generating sustained returns."

The Al Areen project, which should be fully operational by 2008, has been conceived as a mixed-use project, offering tourism and leisure facilities, residential units as well as relaxation and rejuvenation facilities.



Dar Al Arkan moving towards first home targets

The city within a city: The model of the Al-Qasr project on display at Cityscape.

As the leading real estate developer in the Kingdom of Saudi Arabia, Dar Al Arkan is making great strides towards its goal of providing 65,000 first homes for middle class Saudi families over the next five years.

At Cityscape the company is illustrating just how it plans to achieve this, starting with the first 6,000 units through the Al-Qasr project in Riyadh (4,000), Al-Tilal in Madinah (500) and Al-Abrar in Mecca (500).

The Al-Qasr project will cover 816,000 square metres representing a 'city within a city' for Riyadh residents. By special permission from the government Dar Al Arkan is building four and five-story villas as well as a commercial area, administration area (incorporating the

Saudi telecommunications office and police station), and shopping area.

In Al Tilal, Madinah – another holy site – the company is creating what Walid El Hosary believes could be the biggest development in Saudi Arabia – 2.2 million square metres occupied by 1,400 of residential villas of which phase one (500 houses) will be completed in the next year-and-a-half.

Meanwhile in Mecca, the seven towers of Al-Abar, close to the Holy Mosque, are now complete. Each includes business centres, guest suites, conference room, entertainment centre, events hall, gymnasium, library, warehouses, and a big shopping mall. Forty per cent of the 520 units have already been sold.

● Visit Dar Al Arkan on stand 631.

Expertise at your service

Al-Khaleej Development Company (Tameer) is a real estate development, investment, advisory and project management company that provides expertise and services in conceptualisation, evaluation, management, planning, development, design, construction and operation of real estate activities.

Tameer is a public shareholding company listed in Bahrain Stock Exchange (BSE) and very soon will be listed in Kuwait, with an authorized capital of US\$ 75 million and paid up capital of US\$ 50 million.

Tameer has been active in providing real estate investment opportunities to its investors through its various activities and development projects. Tameer's main development projects are Bahrain Industrial Investment Wharf, Tala Island, Sar Villas, Tameer Residences and Adhari Park.

● You can visit Al Khaleej on stands SR24 and SR41.

Getting in the swing

An exclusive group of investors, property developers, architects and consultants from all over the world came together for one day to take part in the Nakheel Cityscape golf tournament on Friday.

Eighteen teams of four took part in the prestigious competition held at the Dubai Creek Golf Course.

Dina Al Jafrah, General Manager of Jumeirah Golf Estates was master of ceremonies at the grand awards ceremony after the event.

The winning team, led by European Tour Pro Gregory Havret, was made up of Philip Tartaglia, Farbod Dhowathily and Bill Walshe.

Some of the competitors are pictured during the day-long tournament.



Like diamonds – The Pearl-Qatar is forever

Quality was built into the Pearl-Qatar at the pre-planning stage – the developers will be the ones charged with facilities management forever.

Developers United Development Company has responsibility for the lifetime of the 400-hectare offshore development.

"We are set up as our own municipality," said Nick Bashkiroff, Development Director of The Pearl-Qatar. "We will have responsibility for all aspects of maintenance in the long term.

"We will set up a joint venture with a major partner to work on the facilities management."

He added that getting the quality levels right demanded an integrated process from the outset. "You measure it on a life cycle basis and look at the quality

of service that will be expected and then develop accordingly."

Focused on the upper end of the market – starting prices are Dhs1.1 million - the Pearl-Qatar is already extensively sold out, including nearly all the nine ultra-exclusive "palaces" located on their own private mini islands.

"The Pearl-Qatar is aimed at the upper end of the market and that is reflected in the developments you will find there. The plots are larger and the space between villas is larger," he said.

Designed as a self-sustaining community, the Pearl-Qatar features 400 retail outlets and 70 food and beverage locations. It will have its own police, fire and medical services.

To date, investment has been split



Salim Abdul-Rahim, Pearl Qatar's general manager - sales is pictured on the Pearl Qatar stand.

about 50-50 between Qatari investors and the international community.

ABA – going global on back of India record

Ajit Buta & Associates (ABA) is launching a global initiative at Cityscape 2005.

Launched in 1976, the Indian practice has 300 projects of all sizes to its name. With a track record in master planning, interior design and landscaping as well as architecture, the firm's projects range from residential and commercial to industrial, sports and civic.

Ajit Buta, Chief Architect and company founder, said

that the firm's vision was to move towards a more global outlook which reflects both contemporary practice as well as the changing world of their Indian home base.

He added that his ABA team was at Cityscape 2005 looking for new opportunities.

"There is a boundary to one's passions when they act from feelings, but none when they are under the influence of imagination," he said.

Dhs18 Billion project begins market phase

Al Hanoo Holding Company has launched the first phase of the marketing campaign for Nujoom Islands, the Dhs18 billion commercial, residential, and tourism project in Sharjah, it was announced at Cityscape 2005 yesterday.

The project itself was launched on the eve of the show (see Daily News, issue 1) and represents the emirate's biggest ever development of its kind.

Sheikh Abdullah Al Shakra, Chairman of Al Hanoo Holding Company, said: "The fundamental philosophy behind Nujoom Islands is to develop elegant and luxurious homes on the waterfront with a unique and exquisite flair.

"The aim of the project is to create an integrated modern tourist city with several residential districts that meet the highest standards of real-estate excellence complete with a wide array of entertainment facilities."

Sheikh Al Shakra added, "The Nujoom project has received overwhelming response and is set to revolutionise the real estate industry."

Al Hanoo Holding Company says the development will be the largest commercial, residential and tourism development project ever built in the Middle East.

The three-phase project will take five years to complete.

Following the signing of the primary contractors, approximately 60 percent of the ground levelling and dredging of water channels for the project has already been completed.

The master plan assigns 40% of the land area to structures with the rest to be landscaped with beaches, gardens, parks, and roads. While the original coastal area of Hamriya covered three kilometers of beachfront, Nujoom Islands with its extensive waterway systems, will produce 33 kilometers of prime beach front land. Nujoom Islands project is located on the northeastern coast of Sharjah about 20 kilometers from central Dubai.